



General Assembly

January Session, 2013

Raised Bill No. 1054

LCO No. 4070



Referred to Committee on FINANCE, REVENUE AND
BONDING

Introduced by:
(FIN)

***AN ACT CONCERNING ANNUAL ADJUSTMENTS TO ASSESSMENT
RATES.***

Be it enacted by the Senate and House of Representatives in General
Assembly convened:

1 Section 1. Section 12-62r of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective July 1, 2013*):

3 (a) For the purposes of this section:

4 (1) "Apartment property" means a building containing four or more
5 dwelling units used for human habitation, the parcel of land on which
6 such building is situated, and any accessory buildings or other
7 improvements located on such parcel;

8 (2) "Residential property" means a building containing three or
9 fewer dwelling units used for human habitation, the parcel of land on
10 which such building is situated, and any accessory buildings or other
11 improvements located on such parcel;

12 (3) "Base year" means the assessment year commencing October 1,
13 2010; and

14 (4) "Adjusted tax levy" means the total amount of taxes raised by
15 taxation in a fiscal year by a municipality.

16 (b) Notwithstanding any provision of the general statutes or any
17 special act, municipal charter or any home rule ordinance, any
18 municipality in which the provisions of section 12-62n were effective
19 for the assessment year commencing October 1, 2010, shall make
20 annual adjustments to the assessment rate charged to apartment and
21 residential property in accordance with the provisions of this section,
22 but in no event shall the assessment rate for any class of property be in
23 excess of seventy per cent.

24 (c) For the assessment year commencing October 1, 2011, in any
25 municipality that adopts the property tax system under this section,
26 apartment property shall be assessed at a rate of fifty per cent. For
27 assessment years commencing on and after October 1, 2012, the
28 assessor shall determine a rate of assessment for apartment property
29 that will have the effect of phasing in proportionate increases in the
30 rate so that, by the assessment year commencing October 1, 2015, the
31 assessment rate for apartment property shall be seventy per cent.

32 (d) In any municipality that adopts the property tax system under
33 this section, for the assessment year commencing October 1, 2011, and
34 only for said assessment year, the assessor shall determine a rate of
35 assessment for residential property that will have the effect of
36 increasing the average property tax for residential property as a result
37 of revaluation by three and one-half [per cent] percentage points over
38 the property tax for such property class in the base year, but in no
39 event shall the assessment rate be less than twenty-three per cent. For
40 assessment years commencing on and after October 1, 2011, the
41 assessor shall then calculate an adjustment to the rate of assessment for
42 residential property in accordance with subsection (e) of this section.

43 (e) Not later than January thirty-first or the completion of the grand
44 list, whichever is later, the assessor shall annually calculate the
45 difference in the adjusted tax levy by such municipality in the current

46 fiscal year and the prior fiscal year. The assessor shall then adjust the
 47 adjusted tax levy for the current fiscal year in accordance with any
 48 change in the consumer price index for all urban consumers in the
 49 northeast region in the preceding fiscal year. If, after such adjustment,
 50 (1) the adjusted tax levy in the current fiscal year exceeds the adjusted
 51 tax levy in the prior fiscal year by more than one hundred per cent of
 52 the rate of inflation, as determined in accordance with such consumer
 53 price index, the assessor, in his or her calculation of the assessment
 54 ratios for the next grand list, shall increase the rate of assessment for
 55 residential properties from the prior grand list year by five [per cent]
 56 percentage points; (2) the adjusted tax levy in the current fiscal year
 57 exceeds the adjusted tax levy in the prior fiscal year by more than fifty
 58 per cent, but not more than one hundred per cent, of such rate of
 59 inflation, the assessor shall increase such rate of assessment by three
 60 and one-half [per cent] percentage points; (3) the adjusted tax levy in
 61 the current fiscal year exceeds the adjusted tax levy in the prior fiscal
 62 year by not more than fifty per cent of such rate of inflation, the
 63 assessor shall increase such rate of assessment by two and one-half
 64 [per cent] percentage points; (4) the adjusted tax levy in the current
 65 fiscal year is equal to the adjusted tax levy in the prior fiscal year, or is
 66 less than one-half per cent less than the adjusted tax levy in the prior
 67 fiscal year, the assessor shall increase such rate of assessment by one
 68 and one-half [per cent] percentage points; and (5) the adjusted tax levy
 69 in the current fiscal year is less than the adjusted tax levy in the prior
 70 fiscal year by at least one-half per cent, the assessor shall make no
 71 change in such rate of assessment.

72 (f) Not later than June fifteenth in any year in which the adjusted tax
 73 levy in the current fiscal year increases by more than two and six-
 74 tenths [per cent] percentage points over the adjusted tax levy in the
 75 prior fiscal year, one per cent of the total number of electors of such
 76 municipality may petition in writing for a referendum on the budget
 77 establishing such increase. Any such referendum shall be held not
 78 more than ten days after receipt of such petition by the town clerk and
 79 shall be conducted in accordance with the provisions of chapter 90.

80 Such budget shall not become effective unless a majority of the electors
81 voting in such referendum vote in favor thereof. Only one referendum
82 may be held, and, if the vote is against the budget, such municipality
83 shall so adjust the budget as to limit any increase to be equal to or less
84 than two and six-tenths [per cent] percentage points.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2013</i>	12-62r

FIN *Joint Favorable*

PD *Joint Favorable*